

**Village of Hamilton
Planning Board
7:00pm
Regular Meeting of February 23, 2012**

APPROVED MINUTES

Present: Chairman Bob McVaugh; Members: Jerry Fuller and Ben Barrett; CEO Paul Mc Ginnis; Trustee Dominick Pangallo.

Public Present: Mark Crane, 9 Eaton St; Gwenn Werner, Parry's Hardware; Joanne Borfitz and David Hale, Colgate.

Chairman McVaugh called the meeting to order at 7:33 p.m.

Approval of Agenda: Approved as written.

Approval of Minutes: Regular Meeting of January 26, 2012 - Tabled until March 22, 2012 meeting.

Welcome new Board liaison: Chairman McVaugh welcomed Dominick Pangallo.

Unfinished Business

10 Eaton Street Site Pal Revision-Fence Installation: CEO McGinnis stated he has not received any new information. No action was taken.

New Business

9 Eaton Street, Special Permit for Parking Lot: Mark Crane, representing 10 Eaton Street, is requesting to put a parking lot adjacent to Wayne' Market. Access would be from Wayne's Market. A map was provided but was not adequate for the Planning Board. Codes 174.82(E)14-any lot dedicated to parking, the Planning Board has the responsibility of dealing with screening, lighting. Code 174.82(D)-concern the neighborhood. Code 174.47(A)-refers to screening of commercial uses next to residential properties. Mr. Crane stated that the shrubs were left on the property next to the residential properties. Chairman McVaugh stated what was needed to file was a survey that hedges can be located, parking spaces, indicating no access from the sidewalk, lighting, a buffer. This will be a special permit which will say entry is expected from the neighbor. Drainage is not a concern. A SEQR will need to be done and County approval is needed. Excavation is not a concern. Planting options are determined by the neighbors.

Parry's Hardware Greenhouse & Outdoor Merchandise Request: CEO McGinnis stated that this is considered a modification of a site plan. Ms. Werner explained that they would like to expand their retail garden sales and do not have the desired space inside the store, such as flowers, shrubs, sheds, lawn furniture, landscape pavers and stone. They plan to use a portable greenhouse 24'x30'. Fertilizer will be stored inside the

Parry's store. Solar powered, motion detected security lights will be used. There will not be a permanent sign at the road. An accurate site plan will be filed with CEO McGinnis. A **motion** was made by Chairman McVaugh to support the modification to the site plan with the greenhouse placed in an advantageous position along the southern edge of the paved parking lot and it is the Planning Board's view is that this does not violate the character of the district. The **motion** was seconded by Member Barrett and unanimously carried.

40 Broad Street Special Permit Review: The Board will be reviewing the special permit for this property generated in 1987. Revisions must be made in regard to ownership. Chairman McVaugh stated he is a neighbor of this property and also an employee of Colgate, the owner, and will participate in the process but will recuse himself from the voting. Beginning on page 4, the Conditions of the Special Permit, the value of these will be reviewed. Use category 15-Fraternity or Sorority.

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#1- needs to change because there is a new owner

#2- will be eliminated because it is a use category 15

#3-the original idea was to make this a one way driveway, on Pleasant, signs were subject to continual damage. Currently operating as a dual entry parking lot without issues. Put on the map.

#4-eliminate, you cannot restrict legal parking

#5-eliminate, CEO McGinnis has a working practice with the residence office at Colgate that addresses this issue.

#6-eliminate, not required at any other facility in the Village

#7-eliminate, the Planning Board does not have the authority to enforce

#8-eliminate, Planning Board may not control gatherings at a property

#9-keep, would be in a special permit, special permit applies to the house and the annex

#10 & #11-there are no design review standards in the Village

#12-eliminate, special permit goes with the property-not the owners

#13-eliminate, resident director has been replaced with resident advisor and community coordinators

#14-eliminate, gobblety gook

#15-keep, state law

#16-eliminate, not applicable anymore

#17-eliminate

What should be considered is the maximum number of residents live in the building, site plan, exterior lighting, and number of parking spaces. Colgate will proceed with a new site plan, they will contact the Rotter's regarding screening that Colgate will be responsible for, any new exhaust will be vented through the roof. Does not need a public hearing, a SEQR, or go to the County.

Next meeting is scheduled for **March 22, 2012**, at 7:00pm, at the Village Courthouse.

Focal Point Credit Union: CEO McGinnis stated that Focal Credit Union would like to set up at the old Agway Gas Station. As it stands now it is a permitted use and there is no requirement for a site plan review. CEO McGinnis does not feel that this is acceptable.

This is nothing formal. Code 174.47 was referenced. The lack of a sidewalk and the closest intersection (by Curtis Lumber) with no crosswalks were discussed. The Planning Board recommends drafting a procedural change to present to the Board of Trustees to expand the site plan review, which will be worked on at the next meeting.

There being no further business to come before the Planning Board, Member Barrett made a **motion** to adjourn. The **motion** was seconded by Member Fuller and unanimously carried. The meeting was adjourned at 9:10 p.m.

Respectfully submitted,
Kim Taranto